

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF NEW YORK

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WILMINGTON TRUST, NATIONAL  
ASSOCIATION, SOLELY IN ITS CAPACITY AS  
TRUSTEE FOR THE REGISTERED HOLDERS OF  
ASHFORD HOSPITALITY TRUST 2018-KEYS  
COMMERCIAL MORTGAGE PASS-THROUGH  
CERTIFICATES, acting by and through Trimont Real  
Estate Advisors, LLC as Special Servicer under the  
Pooling and Servicing Agreement dated as of July 16,  
2018,

Plaintiff,

23 CIVIL 9989 (JLR)

-against-

**DEFAULT JUDGMENT**

ASHFORD TIPTON LAKES LP; ASHFORD  
SCOTTSDALE LP; ASHFORD PHOENIX AIRPORT  
LP; ASHFORD HAWTHORNE LP; ASHFORD  
PLYMOUTH MEETING LP; ASHFORD SAN JOSE  
LP; and ASHFORD LV HUGHES CENTER LP,

Defendants.

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It is hereby **ORDERED, ADJUDGED, AND DECREED**, That for the reasons stated  
in the Court's Memorandum Opinion and Order dated March 1, 2024, the Court GRANTS the  
relief requested in the Motion by entering a default judgment against Defendants and appointing a  
receiver. As further set forth in this Order. Based upon the foregoing, this Court GRANTS  
Plaintiff's motion for default judgment and enters judgment in favor of Plaintiff and against  
Defendants on all counts of the Complaint. The Receiver is required to submit proof of receivers  
bond with the Clerk of this Court in the amount of \$50,000.00.

**DATED:** New York, New York  
March 18, 2024

**RUBY J. KRAJICK**

**Clerk of Court**

BY: Neshaan Dulal  
**Deputy Clerk**